



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

April 30, 2024

PED24085 – (ZAC-24-005)

Application for a Zoning By-law Amendment for Lands Located at
560 Grays Road, Stoney Creek.

Presented by: Michael Fiorino

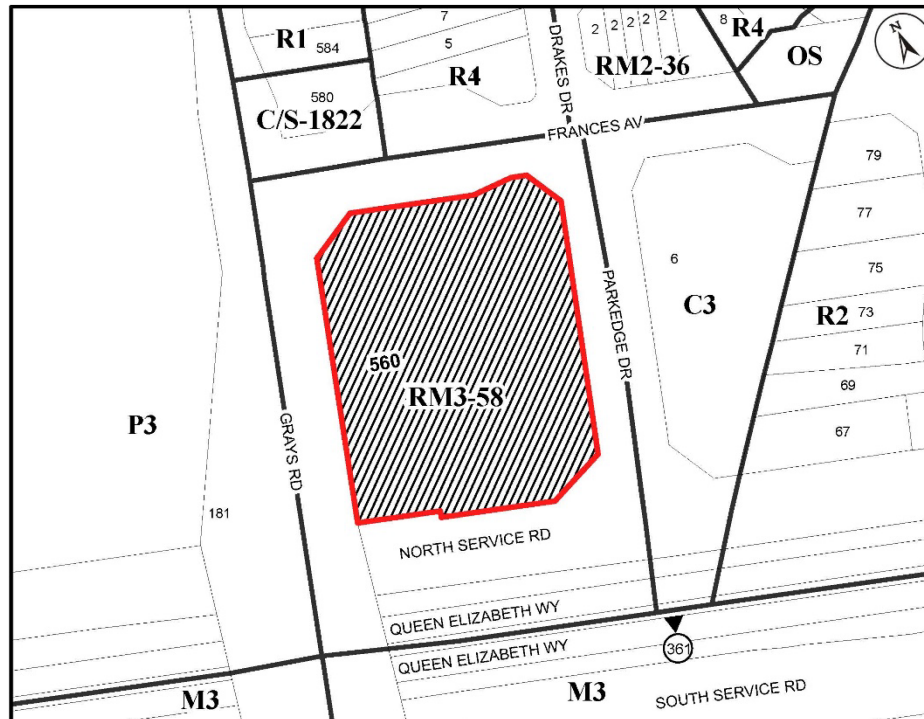


SUBJECT PROPERTY

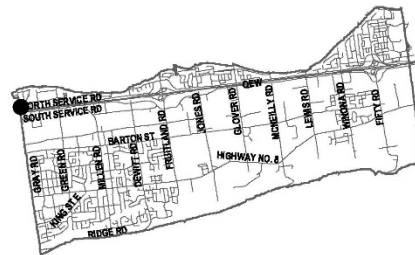


560 Grays Road, Stoney Creek





● Site Location



Key Map - Ward 10

Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
ZAC-24-005

Date:
March 19, 2024


Appendix "A"

Scale:
N.T.S

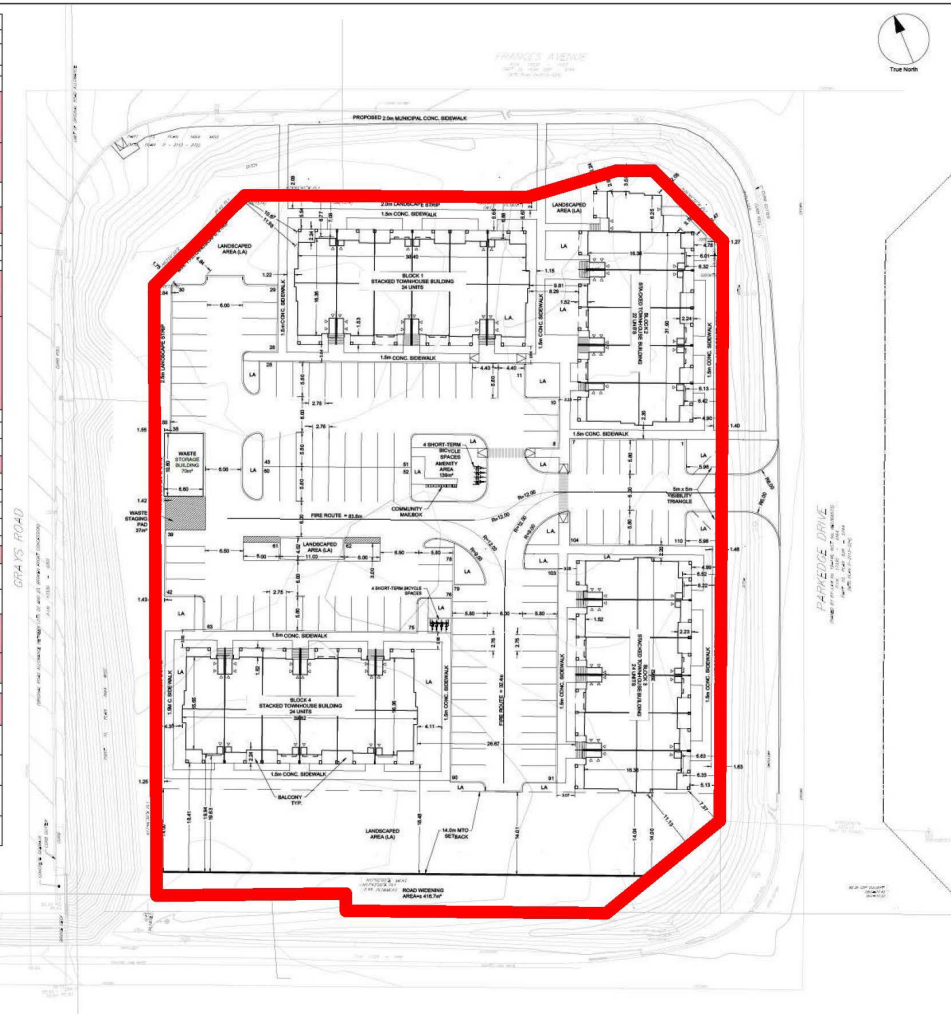
Planner/Technician:
MF/NB

Subject Property

560 Grays Road, Stoney Creek (Ward 10)

 Change in zoning from the Multiple Residential "RM3-58" Zone, Modified to the Multiple Residential "RM3-58-H" Zone, Modified, Holding

CITY OF STONEY CREEK ZONING BY-LAW 3662-22			
SECTION	MULTIPLE RESIDENTIAL TRMP ZONE	REQUIRED	PROVIDED
6.1.02	USES PERMITTED	MANSIONETTES, STREET TOWNHOUSES, TOWNHOUSES, APARTMENT DWELLINGS, DWELLING GROUPS	DWELLING GROUP
6.10.30a	MINIMUM LOT AREA	4,000sf	10,730sf
6.10.30b	MINIMUM LOT FRONTAGE (FRANCOIS AVENUE)	50ft	73.6ft
6.10.30c	MINIMUM FRONT YARD (FRANCOIS AVENUE)	MIN. 12.0ft FOR THAT PORTION OF THE BUILDING LOCATED BETWEEN 0.9m AND 4.59m FROM FRANCOIS ROAD. MIN. 18.0ft FOR THAT PORTION OF THE BUILDING LOCATED BETWEEN 4.59m AND 61.0m FROM FRANCOIS AVENUE.	2.23m
6.10.30d	MINIMUM SIDE YARD FOR MANSIONETTES, TOWNHOUSES, AND DWELLING GROUPS	0.9m EXCEPT FOR THAT PORTION OF A FLANKAGE YARD, 7.5m SETBACK TO ONE SIDE FOR SINGLE DETACHED SEMI-DETACHED OR DUPLEX DWELLINGS AND 3m THERE AN END UNIT ADJACENT A LOT LINE OF A STREET TOWNHOUSE	2.09m
6.10.30e	MINIMUM REAR YARD FOR MANSIONETTES, TOWNHOUSES, AND DWELLING GROUPS	0.9m EXCEPT FOR THAT PORTION OF A FLANKAGE YARD, 7.5m SETBACK TO ONE SIDE FOR SINGLE DETACHED SEMI-DETACHED OR DUPLEX DWELLINGS, OR A STREET TOWNHOUSE	14.04m
6.10.30f	MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	1.5m EXCEPT 3m BETWEEN END WALLS AND 0.9m BETWEEN AN END WALL AND A REAR WALL.	0.29m
6.10.30g	MAXIMUM DENSITY	141 UNITS PER HECTARE	94 UPH
6.10.30h	MAXIMUM BUILDING HEIGHT	15m	12.32m
6.10.30i	MAXIMUM LOT COVERAGE	33% + 1,375.5sf	3,018.1sf + 28.2%
6.10.30j	PRIVACY AREA	NOTWITHSTANDING THE YARD REQUIREMENTS ABOVE, EACH MANSIONETTE AND TOWNHOUSE UNIT SHALL HAVE AT LEAST ONE AREA WHICH SERVED AS A PRIVACY AREA WHICH SHALL BE ADJACENT TO THE DWELLING UNIT AND SHALL HAVE A MINIMUM DEPTH OF 4.5m.	NO AT GRADE PRIVATE AMENITY PROPOSED
6.10.30k	MINIMUM LANDSCAPED OPEN SPACE	1. MANSIONETTES, TOWNHOUSE AND DWELLING GROUPS 50% INCLUDING PRIVACY AREAS - 45,386.02sqft 2. APARTMENT BUILDINGS - 2.1% 3. NOT LESS THAN 1.5% OF LANDSCAPED STRIP SHALL BE PROVIDED BETWEEN ANY PRIVACY AREA AND ANY LOT LINE. 4. A LANDSCAPED STRIP HAVING A MINIMUM WIDTH OF 0.3m SHALL BE PROVIDED AND THEREAFTER MAINTAINED ADJACENT TO EVERY PORTION OF ANY LOT THAT ADJUTS A STREET EXCEPT FOR POINTS OF INGRESS AND EGRESS.	1. 4,029sf (37.3%) 2. 1% 3. 1% 4. 1.25m
6.1.40a	MINIMUM FRONT YARD SETBACK	5.0m	N/A
6.1.40b	MINIMUM SETBACK TO ANY OTHER LOT LINE	0.9m	1.42m
6.1.40c	MAXIMUM BUILDING HEIGHT	4.5m	6.0m
6.1.40d	MAXIMUM LOT COVERAGE	10% + 1,077.3sf	0.6% + 79sf
6.1.50a	MINIMUM STALL SIZE	2.75m X 5.8m	2.75m X 5.8m
6.1.50b	MINIMUM ACCESSIBLE STALL SIZE	4.4m X 5.8m	4.4m X 5.8m
6.1.50c	MINIMUM ACCESSIBLE STALLS	1% OF REQUIRED PARKING + 1 SPACE	2 SPACES
6.1.50d	MINIMUM NUMBER OF PARKING SPACES	1. MANSIONETTES/TOWNHOUSES: 2 SPACES + 0.5 VISITOR PER UNIT + 235 SPACES 2. OCCUPANTS: 1 SPACE PER UNIT VISITOR: 19 SPACES	
6.1.50e	LOCATION	NO COMMON PARKING SPACES SHALL BE LOCATED CLOSER THAN 3.0m FROM A SINGLE DETACHED, SEMI-DETACHED OR DUPLEX UNIT.	+3.0m
6.1.50f	LOCATION	FOR MANSIONETTES OR TOWNHOUSES, ONLY ONE OF THE REQUIRED PARKING SPACES PER UNIT MAY BE PROVIDED IN THE REQUIRED FRONT YARD. NO PARKING SHALL BE PROVIDED CLOSER THAN 3.0m TO A LOT LINE OR CLOSER THAN 0.9m TO ANY DWELLING UNITS ON A LOT OTHER THAN THE SAID LOT, EXCEPT FOR SPACES PROVIDED WITHIN A PRIVATE GARAGE OR UNDERGROUND GARAGE.	N/A
6.1.50g	LOCATION: GROUPING OF 3+ SPACES	NO PARKING SHALL BE PROVIDED CLOSER THAN 3.0m TO ANY DWELLING UNIT LOCATED ON THE SAME LOT, EXCEPT WHEN LOCATED WITHIN AN UNDERGROUND GARAGE.	1.44m to the WESTERLY SIDE LOT LINE
6.1.50h	LOCATION: GROUPING OF 3+ SPACES	NO PARKING SHALL BE PROVIDED CLOSER THAN 3.0m TO ANY DWELLING UNIT LOCATED ON THE SAME LOT, EXCEPT WHEN LOCATED WITHIN AN UNDERGROUND GARAGE.	2.00m
4.1.11	DAYLIGHT TRIANGLES	ANY LOT LOCATED AT THE INTERSECTION OF TWO OR MORE ROADS OR RAILWAY RIGHTS-OF-WAY WILL REQUIRE A MINIMUM YARD OF 3m FROM THE HYPOTENUSE OF THE DAYLIGHT TRIANGLE.	2.05m
4.1.10a	WALL, BELL COULURES, CORNICES, CHIMNEY BREASTS, BAY WINDOWS, DECORATIVE BRICK FACING OR BALUSTERS	ANY REQUIRED YARD A DISTANCE OF NOT MORE THAN 0.9m.	AS REQUIRED
4.1.10b	SCREENS OR GUTTERS FOR OTHER THAN AN ACCESSORY BUILDING	ANY REQUIRED YARD A DISTANCE OF NOT MORE THAN 0.9m.	AS REQUIRED
4.1.10c	BALCONIES, CANOPIES, UNENCLOSED PORCHES AND DECKS, INCLUDING A COLD CELLAR UNDERNEATH SAME	ANY REQUIRED FRONT YARD 1.5m	AS REQUIRED
4.1.10d	BALCONIES, CANOPIES, UNENCLOSED PORCHES AND DECKS	ANY REQUIRED REAR YARD NOT MORE THAN 4m	AS REQUIRED



CLIENT
ROSE (GRAYS) INC.

145 REYNOLDS STREET, SUITE 400
OKMVILLE, ON L6J 6A7

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ARCADIS Professional Services (Canada) Inc.

NO.	DESCRIPTION	DATE
1	FINAL CONSULTATION	2024-05-10
2	1ST SET FOR SUBMISSION	2024-05-11

NOT FOR CONSTRUCTION

KEY PLAN
SITE

BENCHMARK
ELEVATIONS ARE DEDUCTED AND ARE DERIVED FROM REAL TIME NETWORKED GNSS RECEIVER MEASUREMENTS TO THE HTF, JAN 10 2017 TRANSFORMATION MODEL. ELEVATIONS ARE REFERENCED TO THE CANADIAN DATUM 1984 (CD 84). ELEVATIONS ARE NOT TO BE USED FOR CONSTRUCTION OR SURVEY PURPOSES.

SOURCE
TOPOGRAPHICAL AND BOUNDARY SURVEY INFORMATION OBTAINED FROM THE SURVEYORS LTD., ON 04-26-2024. DRAWN BY: J. MANCINI

ARCADIS
360 James Street North - Suite 200
Toronto, ON, M5H 2G4
www.arcadis.com

PROJECT
URBAN TOWNS OF STONEY CREEK
580 GRAYS ROAD, STONEY CREEK, ON

SCALE
PROJECT NO:
142035
DRAWN BY:
M. KUCAS
CHECKED BY:
J. MANCINI
PROJECT MGR:
J. MANCINI
APPROVED BY:
M. CROUCH
SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NUMBER
SP1.0
ISSUE
1



THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE TAKEN BY CONSTRUCTION FROM THE DIMENSION LINE. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO S&N ARCHITECTS INC.

NO.	DATE	REVISION/COMMENT
1	2022.09.23	CLIENT REVIEW
2	2023.03.29	CLIENT REVIEW
3	2023.03.30	CLIENT REVIEW
4	2023.04.25	CLIENT REVIEW - OPTION 2
5	2023.05.17	CLIENT REVIEW - OPTION 2
6	2023.11.24	ZONING REVIEW

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NOT FOR CONSTRUCTION

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2. THE ACCURACY OF ANY SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, OR OTHER INFORMATION PROVIDED TO YOU BY YOU OR ANY OTHER PARTY.
3. THE ACCURACY OF ANY SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, OR OTHER INFORMATION PROVIDED TO YOU BY YOU OR ANY OTHER PARTY.

NO.	DATE	REVISION/COMMENT

8296 JANE STREET/STUE 202
VAUGHAN, ONTARIO, L4R 5Y2
PHONE: 905 471-9919 FAX: 905 471-9917

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CLIENT:
ROSE (GRAYS) INC.
145 Reynolds Street, Suite 400
Colville, Ontario

PROJECT:
580 GRAYS ROAD
STONE CREEK, ONTARIO

DRAWING TITLE:
BLOCK 1 & 2 END ELEVATIONS FOR AVERAGE GRADE CALC.

DATE: 2022.09.20 SCALE: 1/75

DRAWN BY: GP CHECKED BY: GP

PROJECT NUMBER: **S22033** DRAWING NUMBER: **A400**



① MODULE 1 ELEV 'C' (STD)
UPGRADED END CONDITION

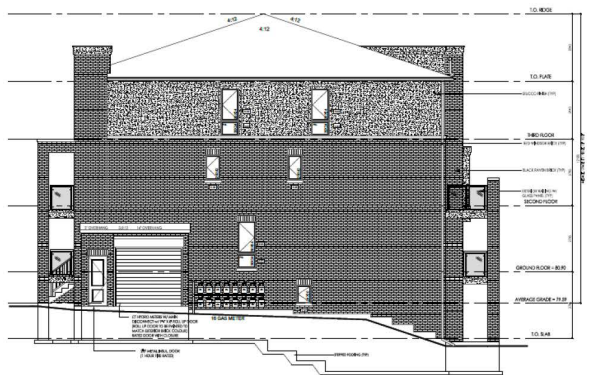


① MODULE 1 ELEV 'C' (REV)
UPGRADED END CONDITION

BLOCK 3 END ELEVATIONS 1



① MODULE 1 ELEV 'C' (REV)
UPGRADED END CONDITION



① MODULE 1 ELEV 'C' (REV)
END CONDITION

BLOCK 3 END ELEVATIONS 2

THESE DRAWINGS ARE NOT TO BE SCALED.
 ALL DIMENSIONS MUST BE GIVEN. IF CONTRADICTIONS ARE FOUND,
 THE GENERAL NOTES SHALL TAKE PRECEDENCE.
 ALL REVISIONS MUST BE REFERENCED TO THE REVISION TABLE.

NO.	DATE	REVISION COMMENT
1	2022.09.23	CLIENT REVIEW
2	2023.02.28	CLIENT REVIEW
3	2023.03.30	CLIENT REVIEW
4	2023.04.28	CLIENT REVIEW - OPTION 3
5	2023.05.31	CLIENT REVIEW - OPTION 3
6	2023.11.24	SKETCHING REVIEW

ADDITIONAL NOTES:
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 NOT FOR CONSTRUCTION**

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2. TRANSMISSIONS OR USE OF ANY INFORMATION BEYOND THE CONTROL OF SINC ARCHITECTS INC.

NO.	DATE	REVISION COMMENT


SINC ARCHITECTS
 8386 JANE STREET SUITE 202
 VAUGHAN, ONTARIO, L4K 5Y2
 PHONE: 905.881.8181 FAX: 905.881.8183

SINC ARCHITECTS INC. 003
 CLIENT: **ROSE (GRAYS) INC.**
 145 Reynolds Street, Suite 400
 Oshawa, Ontario

PROJECT: **560 GRAYS ROAD**
 STONEY CREEK, ONTARIO

DRAWING TITLE:
BLOCK 3 & 4 END ELEVATIONS FOR AVERAGE GRADE CALC.

DATE: 2022.09.25	SCALE: 1/75
DRAWN BY: GP	CHECKED BY: GP
PROJECT NUMBER:	DRAWING NUMBER:
S22033	A401





560 Grays Road, SC - Facing Southeast



560 Grays Road, SC - Facing East



560 Grays Road, SC - Facing South (from Frances Avenue)



560 Grays Road, SC - Facing South (from Frances Avenue)



560 Grays Road, SC - Facing Southwest (From Frances Avenue and Parkedge Drive)



560 Grays Road, SC - Facing West (from Parkedge Drive)

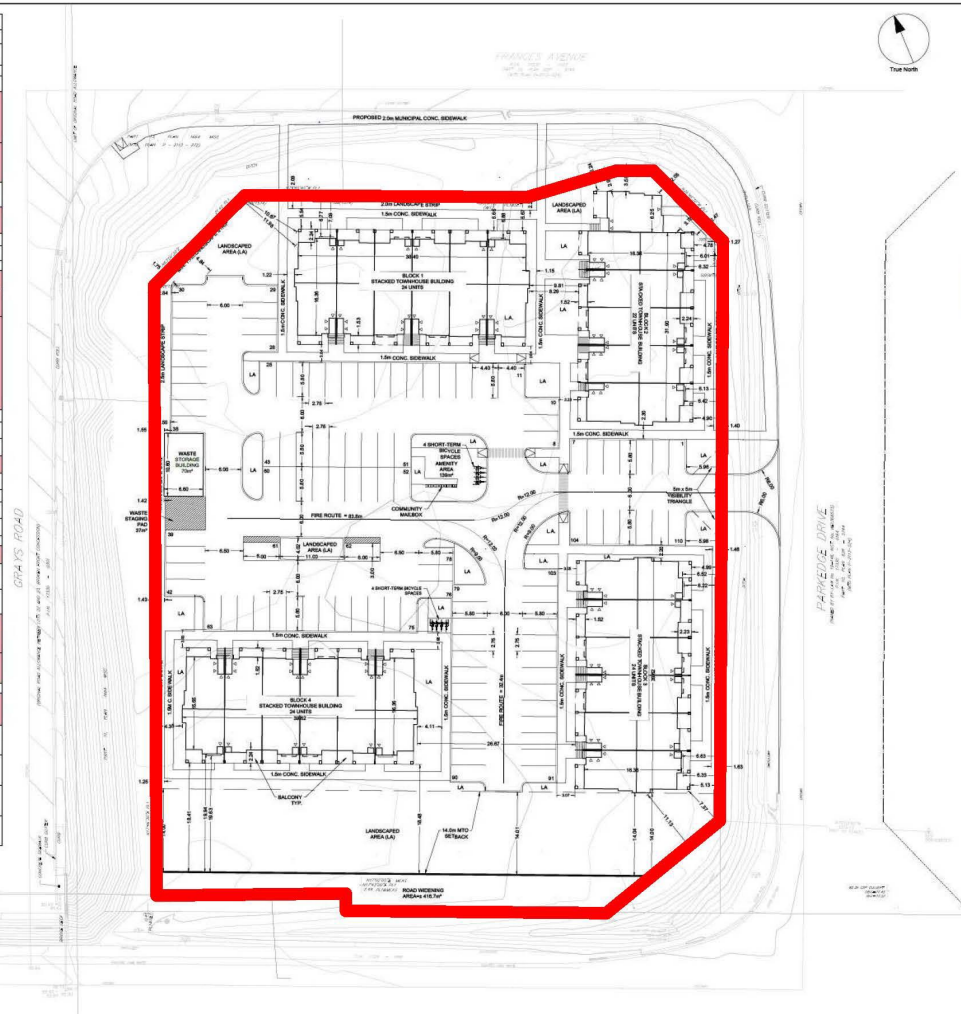


560 Grays Road, SC - Facing Northwest (from Parkedge Drive and Nort Service Road)



560 Grays Road, SC - Facing North (from North Service Road)

CITY OF STONEY CREEK ZONING BY-LAW 3662-22			
SECTION	MULTIPLE RESIDENTIAL TRMP ZONE	REQUIRED	PROVIDED
6.1.12	USES PERMITTED	MANSIONETTES, STREET TOWNHOUSES, TOWNHOUSES, APARTMENT DWELLINGS, DWELLING GROUPS	DWELLING GROUP
6.1.12.30	MINIMUM LOT AREA	4,000sq	10,730sq
6.1.12.30	MINIMUM LOT FRONTAGE (FRANCOIS AVENUE)	50m	73.6m
6.1.12.30	MINIMUM FRONT YARD (FRANCOIS AVENUE)	MIN. 12.0m FOR THAT PORTION OF THE BUILDING LOCATED BETWEEN 0.9m AND 45.0m FROM FRANCOIS ROAD. MIN. 18.0m FOR THAT PORTION OF THE BUILDING LOCATED BETWEEN 45.0m AND 61.0m FROM FRANCOIS AVENUE.	2.23m
6.1.12.10	MINIMUM SIDE YARD FOR MANSIONETTES, TOWNHOUSES, AND DWELLING GROUPS	9m, EXCEPT FOR 7.5m FOR A FLANKAGE YARD, 7.5m SETBACK TO ONE SIDE FOR SINGLE DETACHED SEMI-DETACHED OR DUPLEX DWELLINGS AND 3m THERE AN END UNIT ADJACENT A LOT LINE OF A STREET TOWNHOUSE	2.09m
6.1.12.30	MINIMUM REAR YARD FOR MANSIONETTES, TOWNHOUSES, AND DWELLING GROUPS	9m, EXCEPT FOR 7.5m FOR A FLANKAGE YARD, 7.5m SETBACK TO ONE SIDE FOR SINGLE DETACHED SEMI-DETACHED OR DUPLEX DWELLINGS, OR A STREET TOWNHOUSE	14.04m
6.1.12.30	MINIMUM DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	5m EXCEPT 3m BETWEEN END WALLS AND 9m BETWEEN AN END WALL AND A REAR WALL.	6.29m
6.1.12.30	MAXIMUM DENSITY	141 UNITS PER HECTARE	94 UPH
6.1.12.30	MAXIMUM BUILDING HEIGHT	15m	12.32m
6.1.12.30	MAXIMUM LOT COVERAGE	33% + 1,375.5sq	3,018.19% + 28.2%
6.1.12.30	PRIVACY AREA	NOTWITHSTANDING THE YARD REQUIREMENTS ABOVE, EACH MANSIONETTE AND TOWNHOUSE UNIT SHALL HAVE AT LEAST ONE AREA WHICH SERVED AS A PRIVACY AREA WHICH SHALL BE ADJACENT TO THE DWELLING UNIT AND SHALL HAVE A MINIMUM DEPTH OF 4.5m.	NO AT GRADE PRIVATE AMENITY PROPOSED
6.1.12.30	MINIMUM LANDSCAPED OPEN SPACE	1. MANSIONETTES, TOWNHOUSE AND DWELLING GROUPS 50% INCLUDING PRIVACY AREAS - 45,386.02sqft 3. APARTMENT BUILDINGS - 2.1% 3. NOT LESS THAN 1.5% OF LANDSCAPED STRIP SHALL BE PROVIDED BETWEEN ANY PRIVACY AREA AND ANY LOT LINE. 4. A LANDSCAPED STRIP HAVING A MINIMUM WIDTH OF 4.3m SHALL BE PROVIDED AND THEREAFTER MAINTAINED ADJACENT TO EVERY PORTION OF ANY LOT THAT ADJACENT A STREET EXCEPT FOR POINTS OF INGRESS AND EGRESS.	1. 4,029sqft (37.3%) 2. 1% 3. 1% 4. 1.22m
ACCESSORY BUILDINGS			
6.1.140	MINIMUM FRONT YARD SETBACK	5.0m	N/A
6.1.140	MINIMUM SETBACK TO ANY OTHER LOT LINE	5.0m	1.42m
6.1.140	MAXIMUM BUILDING HEIGHT	4.5m	6.0m
6.1.140	MAXIMUM LOT COVERAGE	10% + 1,077.3sq	0.6% + 79sq
PARKING REQUIREMENTS			
6.1.150	MINIMUM STALL SIZE	2.75m X 5.8m	2.75m X 5.8m
6.1.150	MINIMUM ACCESSIBLE STALL SIZE	4.4m X 5.8m	4.4m X 5.8m
6.1.150	MINIMUM ACCESSIBLE STALLS	1% OF REQUIRED PARKING + 1 SPACE	2 SPACES
6.1.150	MINIMUM NUMBER OF PARKING SPACES	1. MANSIONETTES/TOWNHOUSES: 2 SPACES + 0.5 VISITOR PER UNIT + 235 SPACES 2. OCCUPANTS: 1 SPACE PER UNIT VISITOR, 19 SPACES	
6.1.150	LOCATION	NO COMMON PARKING SPACES SHALL BE LOCATED CLOSER THAN 3.0m FROM A SINGLE DETACHED, SEMI-DETACHED OR DUPLEX UNIT.	+3.0m
6.1.150	LOCATION	FOR MANSIONETTES OR TOWNHOUSES, ONLY ONE OF THE REQUIRED PARKING SPACES PER UNIT MAY BE PROVIDED IN THE REQUIRED FRONT YARD. NO PARKING SHALL BE PROVIDED CLOSER THAN 3.0m TO A LOT LINE OR CLOSER THAN 0.9m TO ANY DWELLING UNITS ON A LOT OTHER THAN THE SAID LOT, EXCEPT FOR SPACES PROVIDED WITHIN A PRIVATE GARAGE OR UNDERGROUND GARAGE. NO PARKING SHALL BE PROVIDED CLOSER THAN 3.0m TO ANY DWELLING UNIT LOCATED ON THE SAME LOT, EXCEPT WHEN LOCATED WITHIN AN UNDERGROUND GARAGE. YARD ENCROACHMENTS	N/A
6.1.150	LOCATION: 4+ SPACES		1.44m to the WESTERLY SIDE LOT LINE
6.1.150	LOCATION: GROUPING OF 3+ SPACES		2.05m
6.1.150	DAYLIGHT TRIANGLES	ANY LOT LOCATED AT THE INTERSECTION OF TWO OR MORE ROADS OR RAILWAY RIGHTS-OF-WAY WILL REQUIRE A MINIMUM YARD OF 3m FROM THE HYPOTENUSE OF THE DAYLIGHT TRIANGLE.	2.05m
6.1.150	WALL, BELL COULURES, CORNICES, CHIMNEY BREASTS, BAY WINDOWS, DECORATIVE BRICK FACING OR BALUSTERS	ANY REQUIRED YARD A DISTANCE OF NOT MORE THAN 0.9m.	AS REQUIRED
6.1.150	SCREENS OR GUTTERS FOR OTHER THAN AN ACCESSORY BUILDING	ANY REQUIRED YARD A DISTANCE OF NOT MORE THAN 0.9m.	AS REQUIRED
6.1.150	BALCONIES, CANOPIES, UNENCLOSED PORCHES AND DECKS, INCLUDING A COLD CELLAR UNDERNEATH SAME	ANY REQUIRED FRONT YARD 1.5m	AS REQUIRED
6.1.150	BALCONIES, CANOPIES, UNENCLOSED PORCHES AND DECKS	ANY REQUIRED REAR YARD NOT MORE THAN 4m	AS REQUIRED



CLIENT
ROSE (GRAYS) INC.

145 REYNOLDS STREET, SUITE 400
OAKVILLE, ON L6J 6A7

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Scarborough, Ontario M1V 4W7
Tel: (416) 291-2000
www.arcadis.com

DESIGN
NO. DESCRIPTION DATE
1 INITIAL CONSULTATION FEB-2024
2 1ST SET OF DRAWINGS FEB-2024

NOT FOR CONSTRUCTION

KEY PLAN
SITE

BENCHMARK
ELEVATIONS ARE DEDUCTED AND ARE DERIVED FROM REAL TIME NETWORKED GNSS RECEIVER MEASUREMENTS ACCORDING TO THE HTV 2.0 WITH RESPECT TO THE NATIONAL DATUM. ELEVATION MEASUREMENTS AT EACH BENCHMARK POINT SHALL BE ADJUSTED TO THE NATIONAL DATUM. ELEVATIONS SHALL BE ADJUSTED TO THE NATIONAL DATUM. ELEVATIONS SHALL BE ADJUSTED TO THE NATIONAL DATUM. ELEVATIONS SHALL BE ADJUSTED TO THE NATIONAL DATUM.

SOURCE
TOPOGRAPHICAL AND BOUNDARY SURVEY INFORMATION OBTAINED FROM THE SURVEYOR'S OFFICE, DATE 24-02-2024. BOUNDARY DESIGN AND LAYOUT OBTAINED FROM SURVEY ARCHITECTS, DWS INC. DATED MAY 31, 2023.

RPP

ARCADIS
360 James Street North - Suite 200
Toronto, ON, M5C 1S6, CANADA
Tel: 416 593 5467
www.arcadis.com

PROJECT
URBAN TOWNS OF STONEY CREEK
580 GRAYS ROAD, STONEY CREEK, ON

SCALE
0 5 10 20 30 40 50 60 70 80 90 100
METERS

PROJECT NO:
142035

DRAWN BY:
M. KUCIA

CHECKED BY:
J. MARCZAK

PROJECT MGR:
J. MARCZAK

APPROVED BY:
M. CROUCH

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NUMBER
SP1.0

ISSUE
1



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE